

Fill in this information to identify the case:

Debtor 1 Claude C. Mollenthie aka Claude Carl Mollenthel aka Claude Mollenthel

Debtor 2 Tamayo Mollenthel aka Tamayo S. Mollenthel aka Tamayo Shimosakoda Mollenthel
(Spouse, if filing)

United States Bankruptcy Court for the: Middle District of PA

Case number 19-03635 MJC

Form 4100R**Response to Notice of Final Cure Payment**

10/15

According to Bankruptcy Rule 3002.1(g), the creditor responds to the trustee's notice of final cure payment.

Part 1: Mortgage Information

Name of Creditor: PNC BANK NATIONAL ASSOCIATION Court claim no. (if known): 6

Last 4 digits of any number you use to identify the debtor's account: 9995

Property address:
1 Blair Court
East Stroudsburg, PA 18301

Part 2: Prepetition Default Payments

Check one:

- ☒ Creditor agrees that the debtor(s) have paid in full the amount required to cure the prepetition default on the creditor's claim.
- ☐ Creditor disagrees that the debtor(s) have paid in full the amount required to cure the prepetition default on the creditor's claim. Creditor asserts that the total prepetition amount remaining unpaid as of the date of this response is: \$ _____

Part 3: Postpetition Mortgage Payment

Check one:

- ☐ Creditor states that the debtor(s) are current with all postpetition payments consistent with § 1322(b)(5) of the Bankruptcy Code, including all fees, charges, expenses, escrow, and costs.
- The next postpetition payment from the debtor(s) is due on:
- ☒ Creditor states that the debtor(s) are not current on all postpetition payments consistent with § 1322(b)(5) of the Bankruptcy Code, including all fees, charges, expenses, escrow, and costs.

Creditor asserts that the total amount remaining unpaid as of the date of this response is:

a. Total postpetition ongoing payments due:	(a)	\$ <u>4,458.94</u>
b. Total fees, charges, expenses, escrow, and costs outstanding:	+ (b)	\$ <u>0.00</u>
c. Total. Add lines a and b.	(c)	\$ <u>4,458.94</u>

Creditor asserts that the debtor(s) are contractually obligated for 08 / 01 / 2024
the postpetition payment(s) that first became due on:

Part 4: Itemized Payment History

If the creditor disagrees in Part 2 that the prepetition arrearage has been paid in full or states in Part 3 that the debtor(s) are not current with all postpetition payments, including all fees, charges, expenses, escrow, and costs, the creditor must attach an itemized payment history disclosing the following amounts from the date of the bankruptcy filing through the date of this response:

- ☐ all payments received;
- ☐ all fees, costs, escrow, and expenses assessed to the mortgage; and
- ☐ all amounts the creditor contends remain unpaid.

Part 5: Sign Here

The person completing this response must sign it. The response must be filed as a supplement to the creditor's proof of claim.

Check the appropriate box::

- ☐ I am the creditor.
☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this response is true and correct to the best of my knowledge, information, and reasonable belief.

Sign and print your name and your title, if any, and state your address and telephone number if different from the notice address listed on the proof of claim to which this response applies.

x/s/ Brent J. Lemon

Date 10/04/2024

Brent Lemon
04 Oct 2024, 08:34:32, EDT

KML Law Group, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 16106
215-627-1322
bkgroup@kmlawgroup.com
Attorney for Creditor

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE:

**Claude C. Mollenthien aka Claude Carl
Mollenthien aka Claude Mollenthien**

**Tamayo Mollenthien aka Tamayo S.
Mollenthien aka Tamayo Shimosakoda
Mollenthien**

Debtor(s)

**PNC BANK NATIONAL
ASSOCIATION**

Movant

vs.

**Claude C. Mollenthien aka Claude Carl
Mollenthien aka Claude Mollenthien**

**Tamayo Mollenthien aka Tamayo S.
Mollenthien aka Tamayo Shimosakoda
Mollenthien**

Debtor(s)

Jack N Zaharopoulos,

Trustee

BK NO. 19-03635 MJC

Chapter 13

Related to Claim No. 6

**CERTIFICATE OF SERVICE
RESPONSE TO NOTICE OF FINAL CURE MORTGAGE PAYMENT**

I, Brent J. Lemon of KML Law Group, P.C., certify that I am, and at all times hereinafter mentioned was, more than 18 years of age and that on October 8, 2024, I served the above captioned pleading, filed in the proceeding on the parties at the addresses shown below:

Debtor(s)

Tamayo Mollenthien aka Tamayo S. Mollenthien
aka Tamayo Shimosakoda Mollenthien
1 Blair Court
East Stroudsburg, PA 18301

Claude C. Mollenthien aka Claude Carl Mollenthien
aka Claude Mollenthien
1 Blair Court
East Stroudsburg, PA 18301

Attorney for Debtor(s) (via ECF)

Tullio DeLuca
381 N. 9th Street
Scranton, PA 18504

Trustee (via ECF)

Jack N Zaharopoulos
Standing Chapter 13 Trustee
8125 Adams Drive, Suite A
Hummelstown, PA 17036

Method of Service: electronic means or first-class mail.

Dated: October 8, 2024

/s/ Brent J. Lemon

Brent J. Lemon

Attorney I.D. 86478

KML Law Group, P.C.

BNY Mellon Independence Center

701 Market Street, Suite 5000

Philadelphia, PA 19106

blemon@kmlawgroup.com

Account History:

Borrower:	MOLLENTHIEL, CLAUDE C	Address:	1 BLAIR CT	Prin Bal:	\$190,977 14	Investor Type:	Other
Co-Borrower Name:		City:	EAST STROUDSBURG	Add Prin Bal:	\$92,360 31 (P)	Investor #:	
Due Date:	08/01/2024	State:	PA	Account Type:	First Mortgage - Conventional Without PMI	Investor Account:	
Last Pmt Appd On:	09/25/2024	Zip Code:	18301	Total Pmt Amt:	\$1,464 06	PLS Client ID:	

Request Criteria: Type = All, Date Range = From 10/02/2023 To 10/02/2024

Row Count = 146													
Transaction Description	Applied Dt	Due Date	Payment	Principal Applied	Interest Applied	Escrow Applied	Esc Bal	Adv Bal	Suspense Applied	Corp Adv Applied	L/C Amt Applied	Fee Amt Applied	Fee Cd
Funds Application	09/27/2024	08/01/2024					\$909 52		-\$4 00		\$4 00		
Funds Application	09/27/2024	08/01/2024					\$909 52		-\$465 00			\$465 00 I	
Attorney Corp Adv Repay	09/27/2024						\$909 52		-\$172 42	\$172 42			
Funds Application	09/26/2024	08/01/2024	\$787 49				\$909 52		\$787 49				
Funds Application	09/26/2024	08/01/2024	\$172 42				\$909 52		\$172 42				
Misc Corp Adv Repay	09/26/2024		\$0 87				\$909 52			\$0 87			
Misc Corp Adv Repay	09/26/2024		\$0 87				\$909 52			\$0 87			
Misc Corp Adv Repay	09/26/2024		\$0 87				\$909 52			\$0 87			
Misc Corp Adv Repay	09/26/2024		\$200 00				\$909 52			\$200 00			
Misc Corp Adv Repay	09/26/2024		\$0 88				\$909 52			\$0 88			
Misc Corp Adv Repay	09/26/2024		\$0 88				\$909 52			\$0 88			
Misc Corp Adv Repay	09/26/2024		\$0 63				\$909 52			\$0 63			
Misc Corp Adv Repay	09/26/2024		\$0 88				\$909 52			\$0 88			
Misc Corp Adv Repay	09/26/2024		\$0 63				\$909 52			\$0 63			
Misc Corp Adv Repay	09/26/2024		\$200 00				\$909 52			\$200 00			
Misc Corp Adv Repay	09/26/2024		\$0 63				\$909 52			\$0 63			
Misc Corp Adv Repay	09/26/2024		\$100 00				\$909 52			\$100 00			
Misc Corp Adv Repay	09/26/2024		\$100 00				\$909 52			\$100 00			
Misc Corporate Adv Disb	09/26/2024						\$909 52			\$0 87			
Misc Corporate Adv Disb	09/26/2024						\$909 52			\$0 87			
Misc Corporate Adv Disb	09/26/2024						\$909 52			\$0 87			
Misc Corporate Adv Disb	09/26/2024						\$909 52			\$200 00			
Misc Corporate Adv Disb	09/26/2024						\$909 52			\$0 88			
Misc Corporate Adv Disb	09/26/2024						\$909 52			\$0 88			
Misc Corporate Adv Disb	09/26/2024						\$909 52			\$0 63			
Misc Corporate Adv Disb	09/26/2024						\$909 52			\$0 88			
Misc Corporate Adv Disb	09/26/2024						\$909 52			\$0 63			
Misc Corporate Adv Disb	09/26/2024						\$909 52			\$200 00			
Misc Corporate Adv Disb	09/26/2024						\$909 52			\$0 63			
Misc Corporate Adv Disb	09/26/2024						\$909 52			\$100 00			
Misc Corporate Adv Disb	09/26/2024						\$909 52			\$100 00			
Funds Application	09/25/2024	07/01/2024					\$909 52						
Funds Application	09/25/2024	07/01/2024		\$286 92	\$498 08	\$679 06	\$909 52		-\$1,464 06				
Funds Application	09/25/2024	06/01/2024					\$230 46						
Escrow Advance Repymt	09/25/2024	06/01/2024				-\$448 60	\$230 46						
Funds Application	09/25/2024	06/01/2024		\$286 17	\$498 83	\$679 06	\$679 06	\$448 60	-\$1,464 06				
Modified Payment	09/20/2024	06/01/2024	\$1,500 00					\$448 60	\$1,500 00				
Modified Payment	08/30/2024	06/01/2024	\$1,500 00					\$448 60	\$1,500 00				
Escrow Advance	08/29/2024	06/01/2024	\$448 60			\$448 60		\$448 60					
Tax Disbursement	08/29/2024	09/01/2024	-\$5,485 62			-\$5,485 62	-\$448 60						
Funds Application	08/26/2024	06/01/2024					\$5,037 02		-\$104 67		\$104 67		
Statutory Exp Corp Adv Repay	08/26/2024						\$5,037 02		-\$629 81	\$629 81			
Attorney Corp Adv Repay	08/26/2024						\$5,037 02		-\$160 81	\$160 81			
Principal Bal Adjustment	08/23/2024	06/01/2024		\$245 46			\$5,037 02						
Principal Bal Adjustment	08/23/2024	06/01/2024		-\$245 46			\$5,037 02						
Principal Bal Adjustment	08/22/2024	06/01/2024		-\$245 46			\$5,037 02						
Misc Default Exp Corp Adv	08/20/2024						\$5,037 02			\$100 00			
Funds Application	08/19/2024	06/01/2024	\$734 48				\$5,037 02		\$734 48				
Funds Application	08/19/2024	06/01/2024	\$160 81				\$5,037 02		\$160 81				
Principal Bal Adjustment	08/09/2024	06/01/2024		\$245 46			\$5,037 02						
Funds Application	08/07/2024	05/01/2024					\$5,037 02						
Funds Application	08/07/2024	05/01/2024		\$285 43	\$499 57	\$679 06	\$5,037 02		-\$1,464 06				
Statutory Exp Corp Adv Repay	08/07/2024						\$4,357 96		-\$734 49	\$734 49			
Attorney Corp Adv Repay	08/07/2024						\$4,357 96		-\$160 80	\$160 80			
Misc Default Exp Corp Adv	08/05/2024						\$4,357 96			\$200 00			
Statutory Exp Corp Adv	08/05/2024						\$4,357 96			\$0 88			
Statutory Exp Corp Adv	08/05/2024						\$4,357 96			\$0 88			

Statutory Exp Corp Adv	08/05/2024						\$4,357 96		\$0 88		
Modified Payment	07/31/2024	05/01/2024	\$1,465 00				\$4,357 96	\$1,465 00			
Funds Application	07/22/2024	05/01/2024	\$160 80				\$4,357 96	\$160 80			
Funds Application	07/22/2024	05/01/2024	\$734 49				\$4,357 96	\$734 49			
Funds Application	07/18/2024	04/01/2024					\$4,357 96				
Funds Application	07/18/2024	04/01/2024		\$284 69	\$500 31	\$679 06	\$4,357 96	-\$1,464 06			
Statutory Exp Corp Adv Repay	07/05/2024						\$3,678 90	-\$1,311 58	\$1,311 58		
Statutory Exp Corp Adv Repay	07/05/2024						\$3,678 90	-\$181 00	\$181 00		
Attorney Corp Adv Repay	07/05/2024						\$3,678 90	-\$157 38	\$157 38		
Attorney Corp Adv Repay	07/05/2024						\$3,678 90	-\$140 62	\$140 62		
Funds Application	07/01/2024	04/01/2024	\$1,468 96				\$3,678 90	\$1,468 96			
Funds Application	07/01/2024	04/01/2024	\$321 62				\$3,678 90	\$321 62			
Modified Payment	07/01/2024	04/01/2024	\$1,465 00				\$3,678 90	\$1,465 00			
Attorney Corp Adv Repay	06/04/2024						\$3,678 90	-\$160 80	\$160 80		
Attorney Corp Adv Repay	06/04/2024						\$3,678 90	-\$734 49	\$734 49		
Funds Application	06/03/2024	04/01/2024	\$734 49				\$3,678 90	\$734 49			
Funds Application	06/03/2024	04/01/2024	\$160 80				\$3,678 90	\$160 80			
Hazard Ins Disbursement	05/22/2024	06/01/2024	-\$958 00			-\$958 00	\$3,678 90				
Attorney Corp Adv Repay	05/14/2024						\$4,636 90	-\$318 48	\$318 48		
Funds Application	05/13/2024	03/01/2024					\$4,636 90				
Funds Application	05/13/2024	03/01/2024		\$283 95	\$501 05	\$679 06	\$4,636 90	-\$1,464 06			
Modified Payment	05/10/2024	03/01/2024	\$1,500 00				\$3,957 84	\$1,500 00			
Misapplication Reversal	05/10/2024	03/01/2024					\$3,957 84	-\$1,210 35			
Funds Application	05/07/2024	03/01/2024					\$3,957 84	\$1,210 35		-\$1,210 35 *	
Restricted Corp Adv Adj	05/07/2024		\$1,210 35				\$3,957 84		\$1,210 35		
Attorney Corp Adv Repay	05/07/2024						\$3,957 84	-\$54 55	\$54 55		
Funds Application	05/06/2024	03/01/2024					\$3,957 84				
Funds Application	04/30/2024	02/01/2024					\$3,957 84				
Funds Application	04/30/2024	02/01/2024		\$283 21	\$501 79	\$679 06	\$3,957 84	-\$1,464 06			
Statutory Exp Corp Adv Repay	04/30/2024						\$3,278 78	-\$489 31	\$489 31		
Attorney Corp Adv Repay	04/30/2024						\$3,278 78	-\$2,190 01	\$2,190 01		
Funds Application	04/29/2024	02/01/2024	\$1,468 97				\$3,278 78	\$1,468 97			
Funds Application	04/29/2024	02/01/2024	\$1,210 35				\$3,278 78	\$1,210 35			
Funds Application	04/29/2024	02/01/2024	\$321 62				\$3,278 78	\$321 62			
City Tax Disbursement	04/12/2024	04/01/2024	-\$2,048 24			-\$2,048 24	\$3,278 78				
Funds Application	04/08/2024	01/01/2024					\$5,327 02				
Funds Application	04/08/2024	01/01/2024		\$282 47	\$502 53	\$679 06	\$5,327 02	-\$1,464 06			
Modified Payment	04/05/2024	01/01/2024	\$1,500 00				\$4,647 96	\$1,500 00			
Misc Default Exp Corp Adv Repay	03/26/2024						\$4,647 96	-\$110 00	\$110 00		
Attorney Corp Adv Repay	03/26/2024						\$4,647 96	-\$624 49	\$624 49		
Funds Application	03/22/2024	01/01/2024	\$734 48				\$4,647 96	\$734 48			
Funds Application	03/22/2024	01/01/2024	\$160 81				\$4,647 96	\$160 81			
Funds Application	03/04/2024	12/01/2023					\$4,647 96				
Funds Application	03/04/2024	12/01/2023		\$281 74	\$503 26	\$679 06	\$4,647 96	-\$1,464 06			
Modified Payment	03/01/2024	12/01/2023	\$1,470 00				\$3,968 90	\$1,470 00			
Attorney Corp Adv Repay	02/27/2024						\$3,968 90	-\$734 49	\$734 49		
Funds Application	02/26/2024	12/01/2023	\$734 49				\$3,968 90	\$734 49			
Funds Application	02/26/2024	12/01/2023	\$160 80				\$3,968 90	\$160 80			
Funds Application	01/29/2024	11/01/2023					\$3,968 90				
Funds Application	01/29/2024	11/01/2023		\$281 01	\$503 99	\$679 06	\$3,968 90	-\$1,464 06			
Modified Payment	01/26/2024	11/01/2023	\$1,465 00				\$3,289 84	\$1,465 00			
Attorney Corp Adv Repay	01/18/2024						\$3,289 84	-\$734 48	\$734 48		
Funds Application	01/17/2024	11/01/2023	\$160 81				\$3,289 84	\$160 81			
Funds Application	01/17/2024	11/01/2023	\$734 48				\$3,289 84	\$734 48			
Funds Application	01/02/2024	10/01/2023					\$3,289 84				
Funds Application	01/02/2024	10/01/2023		\$280 28	\$504 72	\$679 06	\$3,289 84	-\$1,464 06			
Modified Payment	12/29/2023	10/01/2023	\$1,464 06				\$2,610 78	\$1,464 06			
Misc Corp Adv Repay	12/29/2023		\$181 00				\$2,610 78		\$181 00		
Misc Corp Adv Repay	12/29/2023		\$850 00				\$2,610 78		\$850 00		
Misc Corporate Adv Disb	12/29/2023						\$2,610 78		\$181 00		
Misc Corporate Adv Disb	12/29/2023						\$2,610 78		\$850 00		
Funds Application	12/28/2023	10/01/2023				\$311 29	\$2,610 78	-\$311 29			
Attorney Corp Adv Repay	12/28/2023						\$2,299 49	-\$126 53	\$126 53		
Funds Application	12/04/2023	09/01/2023					\$2,299 49				
Funds Application	12/04/2023	09/01/2023		\$279 55	\$505 45	\$679 06	\$2,299 49	-\$1,464 06			
Funds Application	12/01/2023	09/01/2023	\$734 48				\$1,620 43	\$734 48			
Funds Application	12/01/2023	09/01/2023	\$160 81				\$1,620 43	\$160 81			
Funds Application	11/14/2023	08/01/2023					\$1,620 43				
Funds Application	11/14/2023	08/01/2023		\$278 82	\$506 18	\$685 24	\$1,620 43	-\$1,470 24			
Modified Payment	11/10/2023	08/01/2023	\$1,480 00				\$935 19	\$1,480 00			

Funds Application	10/27/2023	08/01/2023	\$772 81				\$935 19		\$772 81			
Funds Application	10/27/2023	08/01/2023	\$169 20				\$935 19		\$169 20			
Funds Application	10/26/2023	07/01/2023					\$935 19					
Funds Application	10/26/2023	07/01/2023		\$278 10	\$506 90	\$685 24	\$935 19					
Funds Application	10/26/2023	06/01/2023					\$249 95					
Escrow Advance Repymt	10/26/2023	06/01/2023				-\$435 29	\$249 95					
Funds Application	10/26/2023	06/01/2023		\$277 38	\$507 62	\$685 24	\$685 24	\$435 29	-\$2,940 48			
Misc Default Exp Corp Adv	10/18/2023							\$435 29		\$200 00		
Statutory Exp Corp Adv	10/18/2023							\$435 29		\$0 87		
Statutory Exp Corp Adv	10/18/2023							\$435 29		\$0 87		
Statutory Exp Corp Adv	10/18/2023							\$435 29		\$0 87		
Modified Payment	10/13/2023	06/01/2023	\$2,180 00					\$435 29	\$2,180 00			
Misc Default Exp Corp Adv	10/12/2023							\$435 29		\$100 00		
Statutory Exp Corp Adv	10/12/2023							\$435 29		\$0 63		
Statutory Exp Corp Adv	10/12/2023							\$435 29		\$0 63		
Statutory Exp Corp Adv	10/12/2023							\$435 29		\$0 63		
Funds Application	10/04/2023	05/01/2023						\$435 29				
Escrow Advance Repymt	10/04/2023	05/01/2023				-\$685 24		\$435 29				
Funds Application	10/04/2023	05/01/2023		\$276 66	\$508 34	\$685 24	\$685 24	\$1,120 53	-\$1,470 24			